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One-Line display

Display

Agent 360 Property I at 1 per page

40 Schottie Rd, Littlestown, PA 17340 9749

Mount Joy

Tax ID 30G18-0030---000

Public Records

Tax History

Sale & Mortgage

Flood Report

Most Recent Listing

Property History

Sketches

B\$ S\$

View Comparable Properties



Google

Map data ©2018 Google

Summary Information

Owner:	Michael W Meadows	Property Class:	Residential
Owner Address:	40 Schottie Rd	Annual Tax:	\$3,571
Owner City State:	Littlestown, Pa	Record Date:	08/29/08
Owner Zip+4:	17340		
Owner Carrier Rt:			

Geographic Information

County:	Adams, PA
Municipality:	Mount Joy
High Sch Dist:	Littlestown Area
Tax ID:	30G18-0030---000
Tax ID Alt:	30G180030000

Assessment & Tax Information

Tax Year:	2018	Annual Tax:	\$3,571	Total Land Asmt:	\$105,500
County Tax:	\$919	Taxable Land Asmt:	\$105,500	Total Bldg Asmt:	\$113,900
Municipal Tax:	\$33	Taxable Bldg Asmt:	\$113,900	Total Asmt:	\$219,400
School Tax:	\$2,619	Water District:	0	Taxable Total Asmt:	\$219,400
Fire District:	0			Garbage District:	0
Light District:	0				

Lot Characteristics

Acres:	3.18
Roads:	Paved
Location:	Urban

Building Characteristics

Total SQFT:	1,298	Total Rooms:	6	Garage Type:	Yes (Type Unknown)
Residential Type:	Single/Det	Bed Rooms:	3	Water:	Well/Pvt
Residential Design:	1 Story	Full Baths:	1	Sewer:	On Site Septic
Stories:	1.00	Total Baths:	1.0	Year Built:	1980
Abv Grd Fin SQFT:	1,298	Exterior:	Aluminum	Heat Fuel:	Oil
Attic Type:	None	Porch/Deck SQFT:	144	Other Structure:	Grg(s)
Bldg Condition:	Average	Heat Delivery:	Hot/Warm Air		
		Septic:	Exists		
		Year Remodeled:	1985		

Codes & Descriptions

Land Use: 101 Residential 1 Family

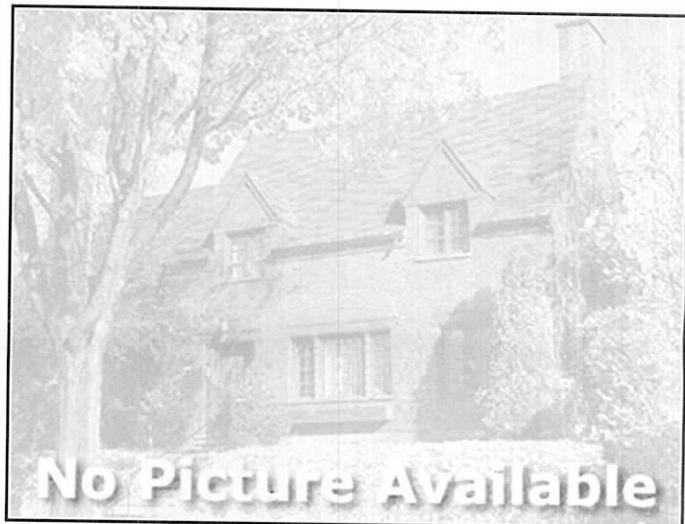
County Bldg Desc: GREEN ALUM WITH WHITE TRI

MLS History

Street Number is 40

Street Name is like 'schot*'

Found 1 result in 0.03 seconds.



Researched and prepared by Subject Property

Greg Skipper

Prepared exclusively for

Greg Skipper



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COMPETITIVE MARKET ANALYSIS DISCLOSURE

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Thursday, September 6, 2018

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	800 Harney Road		650 Basehoar Roth Road	
Status	1001301369		1000458222	
Prop Type	Closed		Closed	
City	Residential		Residential	
Sch District	Littlestown		Littlestown	
Subdiv/Neigh	Littlestown Area		Littlestown Area	
Ownership	Littlestown		0	
Style	Fee Simple		Fee Simple	
Structure Type	Ranch/Rambler		Modular/Pre-Fabricated, Ranch/Ra	
Year Built	Detached		Detached	
	1997		1990	
Taxes/Tax Yr	\$0.00		\$5,337 / 2018	
Assessed Val	\$0		\$335,300	
List Date	06/26/2017		04/28/2018	
Sold Date	09/28/2017		05/31/2018	
DOM/CDOM	55/55		17/17	
List Price	\$194,995		\$249,900	
Sold Price	\$194,995		\$249,000	
Concessions	\$9,400			
Abv Grd FinSF	1,163	3,000.00	2,858	
Blw Grd FinSF	0		0	
\$/SqFt	\$167.67		\$87.12	
Acres	1.520	1,000	9.800	-5,000
Beds	3		4	-5,000
Baths	2	-3,500/0	2	-3,500/0
Bsmnt Type	Crawl Space, Sump Pump		Crawl Space, Partial, Unfinished	
Garage Spcs	1.00		3.00	
Parking				
Fireplaces			0	
Cooling	Central A/C, Heat Pump(s)		Central A/C	
Heating	Baseboard, Forced Air, Heat Pump		Electric	
Water	Well		Well	
Sewer	Septic Exists		Other	
Waterfront	No		No	
Pool	No Pool		No Pool	

Price	\$194,995	\$249,000
Total Adjustments	\$500	\$-13,500
Adjusted Price	\$195,495	\$235,500

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Researched and prepared by Greg Skipper

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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

	Details
MLS#	1000145046
Status	Closed
Prop Type	Residential
City	Gettysburg
Sch District	Gettysburg Area
Subdiv/Neigh	Rural Area
Ownership	Fee Simple
Style	Ranch/Rambler
Structure Type	Detached
Year Built	2006
Taxes/Tax Yr	\$0.00
Assessed Val	\$271,100
List Date	02/14/2018
Sold Date	04/19/2018
DOM/CDOM	41/41
List Price	\$265,000
Sold Price	\$255,000
Concessions	
Abv Grd FinSF	1,503
Blw Grd FinSF	0
\$/SqFt	\$169.66
Acres	1.650
Beds	3
Baths	2
Bsmnt Type	Partial
Garage Spcs	4.00
Parking	Asphalt Driveway
Fireplaces	1
Cooling	Central A/C
Heating	Propane
Water	Well
Sewer	On Site Septic
Waterfront	No
Pool	No Pool

Details

941 Hoffman Home Road

Adjust

Details

95 Lion Archer Drive

Adjust

1000387678

Pending

Residential

Littlestown

Littlestown Area

Lion Ar

Fee Simple

Ranch/Rambler

Detached

1997

\$4,832 / 2018

\$295,600

04/15/2018

09/28/2018

141/141

\$224,900

-10,000.00

1,858

0

\$121.04

4.610

2

5,000

2

-3,500/0

Full

2.00

1

Central A/C

Propane

Well

On Site Septic

No

No Pool

Price

Total Adjustments

Adjusted Price

\$255,000

\$-9,500

\$245,500

\$224,900

\$-8,500

\$216,400





Thursday, September 6, 2018

Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Closed Properties

Address	Price	Concs	\$	Beds	Bth F	Bth H	AG Fin SqFt	Bldg SqFt	\$/SqFt	Contract Date
800 Harney Road	\$194,995	\$9,400		3	2	0	1,163		\$167.67	09/28/2017
650 Basehoar Roth Road	\$249,000			4	2	0	2,858	2,858	\$87.12	05/31/2018
941 Hoffman Home Road	\$255,000			3	2		1,503	1,503	\$169.66	04/19/2018
Averages:	\$232,998	\$9,400		3	2	0	1,841	2,181	\$141.48	

Pending Properties

Address	Price	Concs	\$	Beds	Bth F	Bth H	AG Fin SqFt	Bldg SqFt	\$/SqFt	Contract Date
95 Lion Archer Drive	\$224,900			2	2		1,858	1,858	\$121.04	04/24/2018
Averages:	\$224,900			2	2		1,858	1,858	\$121.04	

	Low	Median	Average	High	Count
Comparable Price	\$194,995	\$236,950	\$230,974	\$255,000	4
Adjusted Comparable Price	\$195,495	\$225,950	\$223,224	\$245,500	4



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Thursday, September 6, 2018

Pricing Recommendation

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

Sell Price Statistics

Average Price: \$223,200

High Price: \$245,500

Median Price: \$226,000

Low Price: \$195,500

Sell Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$133

High Price/Sq Ft: \$168

Median Price/Sq Ft: \$140

Low Price/Sq Ft: \$82

Figures are based on selling price after adjustments, and rounded to the nearest \$100.

Summary...

Judging on the comparables, I think a fair market value of the Subject property is between \$225,000 - \$230,000.

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.





Thursday, September 6, 2018

CMA Map

This page displays the Map for the CMA Subject and your comparables.

